



## 88 SOUTH STREET, BERLIN, MA

**\$499,900**



**4  
BEDS**



**1.5  
BATHS**



**1,987  
SQ. FT.**

**CONVENIENTLY  
LOCATED!**

Welcome to 88 South Street, Berlin, MA! This charming 4-bedroom multi-bath 1867 Colonial home, sits on a picturesque 5.3 acre lot, and is perfect for antique enthusiasts. The property features extensive gardens and stunning views, creating a serene retreat. Inside, the home offers a 24x12 1st floor family room or 1st floor bedroom with a cozy fireplace and woodstove, eat-in country kitchen, formal dining room, front parlor, and a large mudroom/utility area. The home is adorned with an abundant amount of hardwood flooring and features a walk-up attic. Additionally, there is a detached garage that is large enough to accommodate boat storage and features a 2nd floor workshop. Conveniently located near the center of town, Berlin Elementary School, conservation areas, shopping, and Rt 62, 290, and 495. Although this home needs some work, it has the potential to become a beautiful holiday haven! New septic system will be installed by closing. Enjoy living in Berlin, a right-to-farm community.



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SCAN FOR MORE INFO



**RE/MAX**  
Executive Realty

2 Mount Royal Avenue, Suite 120  
Marlborough, MA 01752



**MLS # 73275180 - New  
Single Family - Detached**

**88 South St  
Berlin, MA 01503  
Worcester County**  
Style: **Colonial, Antique**  
Color:  
Grade School: **Elementary**  
Middle School: **Elementary**  
High School: **Tahanto**  
Approx. Acres: **5.36 (233,331 SqFt)**  
Handicap Access/Features:  
Directions: **Rt 62, Linden Street to South St (ENTER FROM LINDEN STREET)**

List Price: **\$499,900**

Total Rooms: **9**  
Bedrooms: **4**  
Bathrooms: **1f 1h**  
Main Bath: **Yes**  
Fireplaces: **1**  
Approx. Street Frontage:

Welcome to 88 South Street, Berlin, MA! This charming 4-bedroom multi-bath 1867 Colonial home, sits on a picturesque 5.3 acre lot, & is perfect for antique enthusiasts. The property features extensive gardens & stunning views, creating a serene retreat. Inside, the home offers a 24x12 1st floor family room or 1st floor bedroom with a cozy fireplace & woodstove, eat-in country kitchen, formal dining room, front parlor, & a large mudroom/utility area. The home is adorned with an abundant amount of hardwood flooring & features a walk-up attic. Additionally, there is a detached garage that is large enough to accommodate boat storage and features a 2nd floor workshop. Conveniently located near the center of town, Berlin Elementary School, conservation areas, shopping, and Rt 62/290/495. Although this home needs some work, it has the potential to become a beautiful holiday haven! New septic system will be installed by closing. Berlin is a right to farm community.

**Property Information**

Approx. Living Area Total: **1,987 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **1,987 SqFt** Approx. Below Grade:  
Living Area Disclosures:

Heat Zones: **1 Forced Air, Oil, Wood Stove** Cool Zones: **0 None**  
Parking Spaces: **6 Off-Street** Garage Spaces: **2 Detached, Storage, Work Area, Side Entry**  
Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review attachments/offer instructions in MLS before submitting an offer (1 PDF). Please see firm remarks. Seller can accept an offer @anytime. Deadline for all offers is Tuesday, 8/13 at 7pm - allow 48 hours to respond to offers.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	13X12	Flooring - Wood
Dining Room:	1	13X12	Closet, Flooring - Wood
Family Room:	1	24X12	Fireplace, Wood / Coal / Pellet Stove, Closet, Closet/Cabinets - Custom Built, Exterior Access
Kitchen:	1	19X11	Flooring - Vinyl, Recessed Lighting, Gas Stove
Main Bedroom:	2	13X11	Closet, Flooring - Wood
Bedroom 2:	2	12X12	Closet, Flooring - Wood
Bedroom 3:	2	12X11	Closet, Flooring - Wood
Bedroom 4:	2	12X10	Closet, Flooring - Wood
Bath 1:	1	6X3	Bathroom - Half, Flooring - Vinyl, Dryer Hookup - Gas, Washer Hookup
Bath 2:	2	8X7	Bathroom - With Tub & Shower, Flooring - Vinyl
Mud Room:	1	14X9	Flooring - Stone/Ceramic Tile
Office:	2	8X7	Flooring - Wood
Entry Hall:	1		Flooring - Wood

**Features**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
Area Amenities: **Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School**  
Basement: **Yes Full, Crawl, Interior Access**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Exterior: **Clapboard, Wood**  
Exterior Features: **Garden Area, Horses Permitted**  
Flooring: **Wood, Vinyl, Hardwood**  
Foundation Size: **40x12+32x13+**  
Foundation Description: **Fieldstone**  
Hot Water: **Oil, Tank**  
Interior Features: **Cable Available, Walk-up Attic**  
Lot Description: **Wooded, Level**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Failed**  
Utility Connections: **for Electric Range, for Gas Dryer, Washer Hookup**  
Water Utilities: **Private Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions: **Personal Property**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **Warranty Features:**  
Year Built: **1867** Source: **Public Record**  
Year Built Description: **Renovated Since**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:0100 B:0022 L:0000-0**  
Assessed: **\$489,200**  
Tax: **\$6,237** Tax Year: **2024**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **Res**  
Map: **100** Block: Lot: **22**

**Compensation**

Sub-Agency: **Not Offered** Buyer's Broker:  
Facilitator: **Not Offered**  
Compensation Based On: **Net Sale Price**

**Office/Agent Information**

**Office:** RE/MAX Executive Realty (508) 480-8400  
**Agent:** S. Elaine McDonald (978) 838-9444  
**Team Member(s):** Douglas Palino (978) 838-9444

# Assessment and Sales Report

## Location & Ownership Information

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**Address:** 88 South St  
Berlin, MA 01503-0141  
**Map Ref: M:** 0100 **B:** 0022 **L:** 0000-0  
**Owner 1:** Ronald Ackley  
**Owner Address:** 88 South St  
Berlin, MA 01503-0141

**Zoning:**  
**Owner 2:** Alma Ackley

## Property Information

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**Use:** 1-Family Residence  
**Levels:** 2  
**Total Rooms:** 9  
**Full Baths:** 1  
**Year Built:** 1867

**Style:** Colonial  
**Lot Size:** 5.36 Acres (233,331 SqFt)  
**Bedrooms:** 4  
**Half Baths:** 1  
**Basement Type:** Full

**Total Area:** 3,142 SqFt  
**First Floor Area:** 0 SqFt  
**Attic Area:** 0 SqFt  
**Unfinished Basement:** 0 SqFt

**Total Living Area:** 1,987 SqFt  
**Addl.Floor Area:**  
**Finished Basement:** 0 SqFt  
**Total Basement:** 0 SqFt

**Attached Garage:** 0  
**Heat Type:** Forced Air  
**Roof Type:** Gable  
**Air Conditioned:** No  
**Foundation:**

**Other Garage:** 0  
**Fuel Type:** Oil  
**Exterior:** Wood Side/Shingles  
**Fireplaces:** 0  
**Condition:** Average

## Assessment Information

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**Last Sale Date:**  
**Last Sale Book:**  
**Land Value:** \$280,100  
**Misc. Improv.:** \$0  
**Fiscal Year:** 2024  
**Map Ref: M:** 0100 **B:** 0022 **L:** 0000-0  
**Tax Rate (Comm):** 25.45

**Last Sale Price:**  
**Last Sale Page:**  
**Building Value:** \$209,100  
**Total Value:** \$489,200  
**Estimated Tax:** \$6,237  
**Tax Rate (Res):** 12.75  
**Tax Rate (Ind):** 25.45

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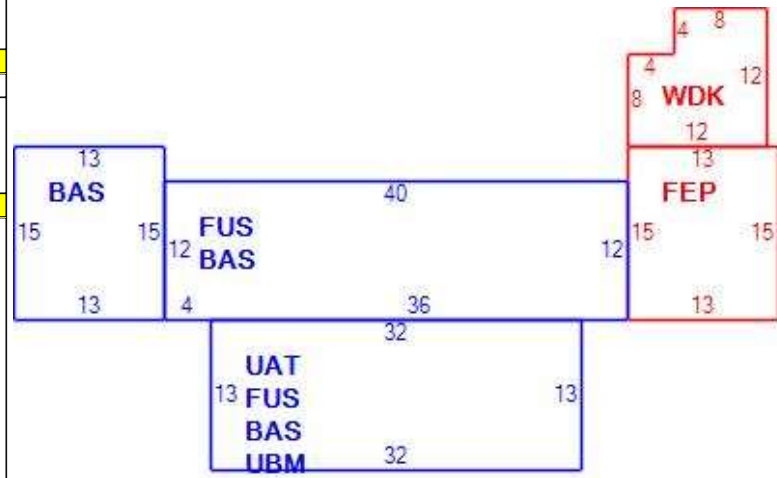
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				305 BERLIN, MA  <b>VISION</b>							
ACKLEY, RONALD & ALMA  88 SOUTH ST  BERLIN MA 01503-0141						Description	Code	Appraised	Assessed								
						RES BLDG	1010	191,800	191,800								
						RES LAND	1010	280,100	280,100								
<b>SUPPLEMENTAL DATA</b>						RES OB	1010	17,300	17,300								
Alt Prcl ID 010.0-0022-0000.0		Old Map 55-7-0		Easmnt Bk		Easmnt Da		Easmnt Bk		Easmnt Da							
Front Feet		Status		New Growt COA 10/25/17		Encoder ID		GIS ID F_618416_2961195		Assoc Pid#							
						Total		489,200	489,200								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ACKLEY, RONALD & ALMA			5280 0554	11-10-1972	Q	I	25,000	00	Year	Code	Assessed	Year	Code	Assessed			
									2024	1010	191,800	2023	1010	153,800			
										1010	280,100		1010	243,200			
										1010	17,300		1010	15,900			
									Total		489,200	Total		412,900			
									Total		489,200	Total		351,500			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount					Comm Int					
			Total	0.00													
ASSESSING NEIGHBORHOOD								<b>APPRAISED VALUE SUMMARY</b>									
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				188,000								
0001					Appraised Xf (B) Value (Bldg)				3,800								
					Appraised Ob (B) Value (Bldg)				17,300								
					Appraised Land Value (Bldg)				280,100								
					Special Land Value				0								
					Total Appraised Parcel Value				489,200								
					Valuation Method				C								
					Total Appraised Parcel Value				489,200								
BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
									10-21-2022	CIA	02	1	20	CYCLICAL INSPECTION			
									07-06-2016	SS			14	Field review			
									06-21-2010	CIA	01	1	41	Change			
									01-01-2003	CLT		1	00	Measured & Listed			
									09-12-1998	CLT			01	Measured & 1 Vist			
									12-17-1987	CLT			01	Measured & 1 Vist			
LAND LINE VALUATION SECTION																	
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec C.	Adj Unit P	Land Value	
1	1010	Single Fam	RA	Primary	80,000	SF 3.34	1.00000	5	1.00	102	1.000				3.34	267,200	
1	1010	Single Fam	RA	Residual	2.520	AC 7,900.00	1.00000	0	0.25		1.000	wetland	100%		1,975	5,000	
1	1010	Single Fam	RA	Residual	1.000	AC 7,900.00	1.00000	0	1.00		1.000		100%		7,900	7,900	
Total Card Land Units					5.36	AC	Parcel Total Land Area					5.36	Total Land Value				280,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	03	C			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable Or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs	0				
Total Rooms:	9				
Bath Style:					
Kitchen Style:					
Bsmt:	4	Full			
Bsmt Gar:	0	None			
Attic:	2	Unfin			

MIXED USE		
Code	Description	Percent
1010	Single Fam	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		139.82
Building Value New		324,112
Year Built		1867
Effective Year Built		1960
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		42
Functional Obsol		
Economic Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		58
RCNLD		188,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	1955	00	58		0.00	2,900
GAR2	Garage w Lft	L	672	45.00	1986	A	50	C	1.00	15,100
SHD1	Shed	L	140	20.00	1930	F	30	D	0.90	800
LNT	Lean-To	L	144	10.00			100		0.00	1,400
FPL4	WOOD STOV	B	1	1500.00		A	58	B	0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,091	1,091			152,544
FEP	Enclosed Porch	0	195			19,155
FUS	Finished Upper Story	896	896			125,279
UAT	Unfinished Attic	0	416			5,872
UBM	Unfinished Bsmt	0	416			11,605
WDK	Wood Deck	0	128			2,657
Ttl Gross Liv / Lease Area		1,987	3,142	2,268		317,112



# 88 SOUTH ST

**Location** 88 SOUTH ST

**Mblu** 10.0/ 22/ 0/ /

**Acct#**

**Assessment** \$489,200

**PID** 412

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$209,100	\$280,100	\$489,200

## Building Information

### Building 1 : Section 1

**Year Built:** 1867  
**Living Area:** 1,987  
**Replacement Cost:** \$324,112  
**Building Percent Good:** 58  
**Replacement Cost Less Depreciation:** \$188,000

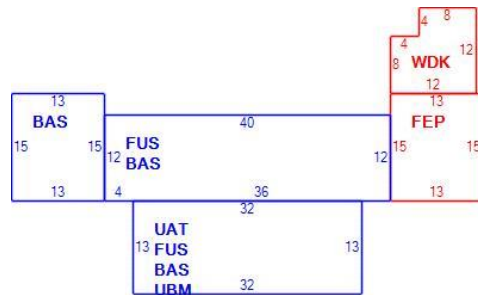
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	C
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable Or Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1

## Building Photo



(<https://images.vgsi.com/photos/BerlinMAPPhotos/default.jpg>)

## Building Layout



(ParcelSketch.ashx?pid=412&bid=412)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	9
Bath Style:	
Kitchen Style:	
Num Kitchens	
Bsmt:	Full
Bsmt Gar:	None
Attic:	Unfin
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

BAS	First Floor	1,091	1,091
FUS	Finished Upper Story	896	896
FEP	Enclosed Porch	195	0
UAT	Unfinished Attic	416	0
UBM	Unfinished Bsmt	416	0
WDK	Wood Deck	128	0
		3,142	1,987

### Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Bldg #	
FPL	Fireplace	1.00 UNITS		1
FPL4	WOOD STOVE	1.00 UNITS		1

### Land

#### Land Use

**Use Code** 1010  
**Description** Single Fam  
**Zone** RA  
**Neighborhood** 102  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 5.36  
**Frontage**  
**Depth**  
**Assessed Value** \$280,100

### Outbuildings

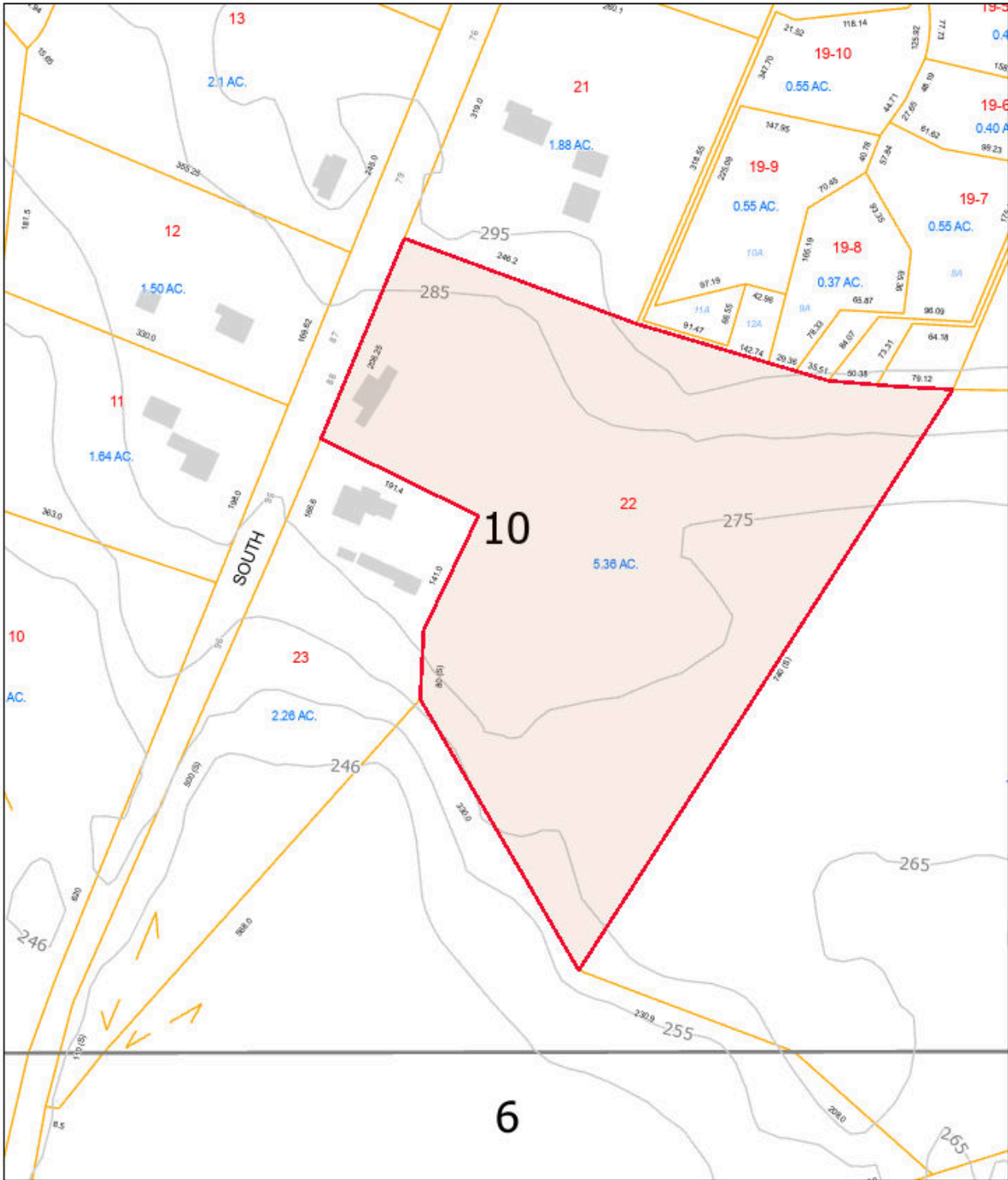
Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #
GAR2	Garage w Lft	FR	Frame	672.00 S.F.	1
SHD1	Shed	FR	Frame	140.00 S.F.	1
LNT	Lean-To			144.00 S.F.	1

### Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$169,700	\$243,200	\$412,900
2022	\$146,700	\$204,800	\$351,500
2021	\$142,900	\$194,800	\$337,700

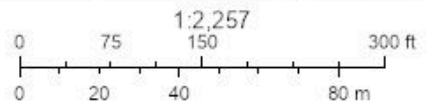


# 88 South Street



August 7, 2024

-  Municipal Boundary
-  Streams
-  Parcel Boundaries
-  Parcel Hooks
-  Map Index
-  Contours
-  Buildings



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Data and scale shown on this map are provided for planning and Powered by Esri Technology